

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **260 CROWN STREET.** Site Plan Review for conversion of vacant space to residential units. (Owner: Metro 260 LLC; Applicant/Agent: James Segaloff of Susman, Duffy & Segaloff, P.C.)

REPORT: 1504-02

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until April 15, 2020. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Comments under **Site Plan Review** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority, Fire Marshall, City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A site restoration bond in an amount of \$2,500 per dwelling unit will be required as a provision of this permit. Bond, or other such financial instrument, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan final sign-off on plans for building permit.
7. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
8. Any proposed work within City right-of-way will require separate permits.
9. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
10. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
11. Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
12. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [.pdf file].

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$270. Received March 19, 2015.

- Modification of easement for ingress/egress to 254 Crown Street. Dated February 5, 2007. Received March 26, 2015.
- Second modification of easement for ingress/egress to 260 Crown Street. Dated September 4, 2014. Received March 26, 2015.
- Land title survey. Dated February 2, 2007. Received March 26, 2015.
- Application drawings. 14 sheets received March 19, 2015.
 - T-1.0. Title Sheet. Drawing date March 19, 2015.
 - EX-0.1 Property Survey. Drawing date February 14, 2015.
 - SP-01. Proposed Site Improvements. Drawing date March 20, 2015.
 - D-01. Miscellaneous Details. Drawing date March 20, 2015.
 - A-0.0. Site Development Plan. Drawing date March 19, 2015.
 - A-2.0. First Floor Proposed Plan. Drawing date March 19, 2015.
 - A-2.1. Second Floor Proposed Plan. Drawing date March 19, 2015.
 - A-2.2. Second Floor Mezzanine Proposed Plan. Drawing date March 19, 2015.
 - A-2.3. Roof Plan. Drawing date March 19, 2015.
 - A-4.2. Exterior Elevation North Proposed. Drawing date March 19, 2015.
 - A-4.3. Exterior Elevation West South East Proposed. Drawing date March 19, 2015.
 - A-5.1. Building Sections. Drawing date March 19, 2015.
 - A-5.2. Building Sections. Drawing date March 19, 2015.
 - A-10.0. Perspectives. Drawing date March 19, 2015.

PROJECT SUMMARY:

Project: Conversion of second floor to residential lofts
Address: 260 Crown Street
Site Size: 15,776 SF (0.362 acres)
Building size: 25,978 SF (14,021 SF on ground floor; 11,957 SF on second floor, 9,325 SF of which will be for this project)
Zone: Central Business (BD)
Financing: Private
Parking: No dedicated parking is provided. As a residential development in a BD zone with fewer than 24 dwelling units built before 1964, no parking is required.

Owner: Metro 260 LLC	Phone: 203-878-2193
Applicant: James Segaloff (Susman, Duffy, & Segaloff)	Phone: 203-624-9830
Agent: James Segaloff (Susman, Duffy, & Segaloff)	Phone: 203-624-9830
Site Engineer: David Sacco (TPA Design Group)	Phone: 203-562-2181
City Lead: City Plan Department	Phone: 203-946-6379

BACKGROUND

Previous CPC Actions:

1156-02: Authorization for signage over city sidewalk.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD zone.

Site Description/existing conditions: 260 Crown Street is a two-story brick building constructed in 1900. It is presently used exclusively for commercial purposes. Brü Room café comprises 2,632 SF in the northeast corner and adjoins BAR restaurant in the adjacent 254 Crown Street parcel. Aladdin restaurant

comprises 964 SF in the northwest corner of the building. A 10,425 SF parking garage accessed between the two restaurants fills the remainder of the first floor.

The second floor contains 2,632 SF of office space for Brú Room/BAR in the northeast corner of the building. The remaining 9,325 SF of second floor space is currently vacant and unused. It was originally designed and used as additional parking space accessed by a car elevator at the rear of the building, but the elevator has long been inoperative.

Proposed Activity: The owner proposes to convert the vacant second floor space to 12 new residential units, of which seven include loft space, as well as new lobby space. The three existing commercial uses on the first floor will be retained.

Circulation/Parking/Traffic: The existing garage on the building's first floor will remain unaltered. It is accessed from Crown Street and contains approximately 60 valet-only spaces.

Trash removal: Garbage will be stored and removed using the rear easement to George Street.

Signage: Any wayfinding or site signage must be approved by the City Plan Department prior to sign-off for permits.

Sec. 58 Soil Erosion and Sedimentation Control:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 0

Start Date: Spring 2015 Completion Date: Construction period of approximately 8 months.

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles both during the construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Sec. 60 Stormwater Management Plan: No changes to the existing stormwater system are contemplated.

Sec. 60.1 Exterior Lighting: No changes to the existing exterior lighting system are contemplated.

Sec. 60.2 Reflective Heat Impact: Not applicable.

SITE PLAN REVIEW

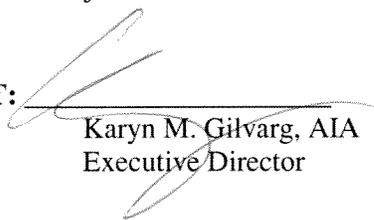
Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details except for the following issues, which must be addressed prior to sign-off for permits:

- Any wayfinding or site signage must be approved by the City Plan Department prior to sign-off for permits; and
- Roof drainage must be separated.

ACTION

The City Plan Commission approves the submitted Site Plans subject to standard conditions on Page 1.

ADOPTED: April 15, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director